

**MINUTES OF THE TOWN OF GREENBUSH
PLANNING COMMISSION PUBLIC HEARING & MEETING
July 22, 2024**

The Planning Commission Meeting was called to order by James Weinbauer at 7:00 p.m. Committee Members present were Spencer Thiel, John Halbach, and James Weinbauer.

The Planning Commission held a public hearing to consider an application for Zoning Change for Kimberly Henschel, W7031 Hickory Lane, Elkhart Lake, WI 53020 to reconfigure Parcel Nos. 59002009920 and 59002009950 into a 20 acre agriculture land parcel to be made for sale and a 32.2 acre parcel to be retained. The land is currently zoned A-1 (Agriculture Land District). The Commission suggested zoning for the 32.2 parcel as A-1-S (Agricultural Land District – Small Scale). The suggested zoning for 20 acre parcel is A-2 (Agricultural Land District).

Commissioner Weinbauer suggested that the zoning to A-2 was inappropriate and seldom utilized by the Town of Greenbush. Motion Halbach/Thiel to table the request for one month and post zoning for the 20 acre parcel to A-1-S (Agricultural Land District – Small Scale). Motion Carried.

The Planning Commission held a public hearing to consider an application for Zoning Change requested by Rick and Carrie Feldman, N6954 County Rd T, Glenbeulah, WI 53023 to split No. 59002001010 into a 31.8 acre land parcel and a 5.4 acre land parcel. The land is currently zoned A-1 (Agriculture Land District). The application suggests rezoning the smaller 5.4 acres parcel to A-5 (Limited Further Development Agricultural District). The suggested zoning for the larger remaining 31.8 acre parcel is A-1-S (Agricultural Land District – Small Scale).

The owner indicated the smaller parcel would be sold and utilized for a new residence.

Motion Thiel/Halbach to approve the request for rezoning and parcel splitting as indicated above. Motion carried.

The planning commission adjourned their meeting at 7:10 p.m.

**MINUTES OF THE TOWN OF GREENBUSH
BOARD MEETING
July 22, 2024**

Chairman John Halbach called the Town Board meeting to order at 7:14 p.m. Board members present were Spencer Thiel, Dan Klahn, Beth Lagacy and Mary Kracht. Pledge of Allegiance was recited.

Motion Thiel/Klahn to approve clerk's report including the minutes of the Board Meeting of June 24, 2024. Motion approved.

Motion Thiel/Kracht to approve treasurer's report as presented. Motion approved.

The Greenbush Fire Department Update was presented in writing by Fire Chief Steve Dickman. Dickman provided the July Financial Statement. He noted raffle winners from the Fireman's picnic have been

drawn and were available on the office window. Dickman noted that emergency lights had failed their test. He said the fire department would like to replace the units with LED fixtures.

The Maintenance Update was provided by Steve DeMunck. DeMunck questioned whether the board would want to continue upgrading outdoor lights, including the flag lighting, sign lights and lighting behind the building with LED lighting per a proposal provided last autumn. DeMunck indicated that painting the location on the blacktop for the dumpster should be adequate in keeping it from damaging the transformer located nearby. He said hedges were trimmed prior to the WTA regional meeting that Greenbush hosted.

Chairman Halbach provided a proposal for Landscaping/Bark Replacement from Cobblestone Landscaping for work in the park and around the town hall building. The town board will review the proposal for the August meeting.

Chairman Halbach appointed James Weinbauer (three year term), Miles Shaw (three year term) and Michelle Kreidler (two year term) for the vacant positions on the planning commission. Motion Klahn/Kracht to confirm these appointments as indicated. Motion carried.

The board considered the application for Zoning Change for Kimberly Henschel, W7031 Hickory Lane, Elkhart Lake, WI 53020 to reconfigure Parcel Nos. 59002009920 and 59002009950 into a 20 acre agriculture land parcel to be made for sale and a 32.2 acre parcel to be retained. The board will wait for the recommendation from the Planning Commission on the zoning for the change requested.

Motion Lagacy/Klahn to approve an application for Zoning Change requested by Rick and Carrie Feldman, N6954 County Rd T, Glenbeulah, WI 53023 to split No. 59002001010 into a 31.8 acre land parcel and a 5.4 acre land parcel. The land is currently zoned A-1 (Agriculture Land District). The application suggests rezoning the smaller 5.4 acres parcel to A-5 (Limited Further Development Agricultural District). The suggested zoning for the larger remaining 31.8 acre parcel is A-1-S (Agricultural Land District – Small Scale). Motion Carried.

A draft letter requesting bids for the Roof Repairs on Fire Department / Town Hall was presented by Spencer Thiel. The town board will consider bids at the August meeting.

The town board agreed to include one van stall and one handicapped parking stall near the front entrance of the town hall. The Sheboygan County Highway Department will be contacted to paint the new lines on the parking lot.

Clerk/Treasurer Miller reported that the front door handicapped entrance had been ordered and sales tax exempt forms have been forwarded to Dirkse Glass. No response has been received on repeated calls about scheduling the installation.

The town board considered the need for concrete leveling on the sidewalks around the building. Motion Thiel/Klahn to contract with Raise Rite to raise sidewalks with polyurethane and seam seal as specified by the estimate provided. Motion carried.

Clerk/Treasurer Miller presented an altered permit from Sheboygan County that could be the basis for an ordinance requiring permit to construct, maintain and operate utilities within the right of way of town roads. Suggestions were to eliminate replacement of trees and shrubs in the right of way and specify a depth for buried utility services. The forms will be sent to the town attorney to formulate an appropriate ordinance.

Clerk/Treasurer Miller reported on a follow up for the use of N6221 Kettle Moraine Drive. After the letter had been sent, the property owner phoned the town hall to report that the property is being used as a summer vacation and Christmas vacation home by the property owner. This is consistent with the current zoning of C-2 Upland Conservancy District which is assigned to the parcel. The owners have no interest in developing the site or any commercial use.

Chairman Halbach presented the need for work on the culvert and drainage on Scenic View Road. Chairman Halbach will consult with the Sheboygan County Highway department to see what additional ditching could be done.

Chairman Halbach presented the need for road sign replacement. Pricing of sign replacement will be available at the next board meeting.

The Town Board reviewed the monthly correspondence which included: Email from Malia Virant regarding need to mow culverts on Kathryn Drive, email from Wisconsin Department of Safety and Professional Services regarding 2024 Fire Dues Distribution, Sheboygan County Ordinance No. 01 Amending Pay Scale for Certain County Positions, Sheboygan County Ordinance No. 02 Amending County Communication Council Membership, Announcement from Wisconsin Elections Commission regarding postal rate increase, email from Center for Land Use Education, UW Extension, regarding summer webinar series, email from COM2 Recycling Solutions offer for town to host and electronic recycling service, Wisconsin Elections Commission notice of litigation of unstaffed drop boxes used in elections, Sheboygan County Resolution approving transfer of Ownership and Election Voting Equipment Agreement, Public Notice of an Air Pollution Control Permit Application Review for Kohler Company Engine Plant. WPS letter regarding planned road improvement projects, and the fire inspection report for the town hall.

The Town Board reviewed the July Building Permits.

Motion Thiel/Kracht to approve bills presented for payment this month. Motion carried.

Motion Lagacy/Klahn to adjourn meeting at 8:21 p.m. Motion carried.